127.A	0001	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	658,300 /	658,300
USE VALUE:	658,300 /	658,300
ASSESSED:	658,300 /	658,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ALBERMARLE ST, ARLINGTON

OWNERSHIP

Unit #: 26

Owner 1:	BARNHART DYLCIA M & MATTHEW K
Owner 2:	
Owner 3:	
Street 1:	26 ALBERMARLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RODERICK MARK -
Owner 2:	MONTANEZ VERONICA MIGDALIA -
Street 1:	24 ALBEMARLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	658,300			658,300
Total Card	0.000	658,300			658,300
Total Parcel	0.000	658,300			658,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.85 | /Parcel: 391.85

Legal Description

User Acct	314486
GIS Ref	
GIS Ref	
Insp Date	08/23/18
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 127.A-0001-0026.0

!15967!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	658,300	0	.		658,300		Year end	12/23/2021
2021	102	FV	638,900	0	.		638,900		Year End Roll	12/10/2020
2020	102	FV	629,200	0	.		629,200	629,200	Year End Roll	12/18/2019
2019	102	FV	561,700	0	.		561,700	561,700	Year End Roll	1/3/2019
2018	102	FV	496,400	0	.		496,400	496,400	Year End Roll	12/20/2017
2017	102	FV	452,300	0	.		452,300	452,300	Year End Roll	1/3/2017
2016	102	FV	452,300	0	.		452,300	452,300	Year End	1/4/2016
2015	102	FV	501,300	0	.		501,300	501,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:41:27

LAST REV

Date	Time
06/29/21	15:14:22

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15967

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODERICK MARK,	60809-501		12/24/2012		445,000	No	No		

USER DEFINED

Prior Id # 1:	81645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	431	Redo Kit	18,275	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	USPS	MM	Mary M
8/23/2018	Measured	DGM	D Mann
5/14/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7381																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.27499998
Const Adj.:	1.00969899
Adj $ / SQ:	392.647
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	808661
Depreciation:	150411
Depreciated Total:	658250

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	431.91
Special Features:	0	Val/Su Net:	391.85
Final Total:	658300	Val/Su SzAd	391.85

SKETCH

UnSketched SubAreas:
GLA: 1680,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,680	392.650	659,646

Net Sketched Area:	1,680			Total:	659,646
Size Ad	1680	Gross Area	1680	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

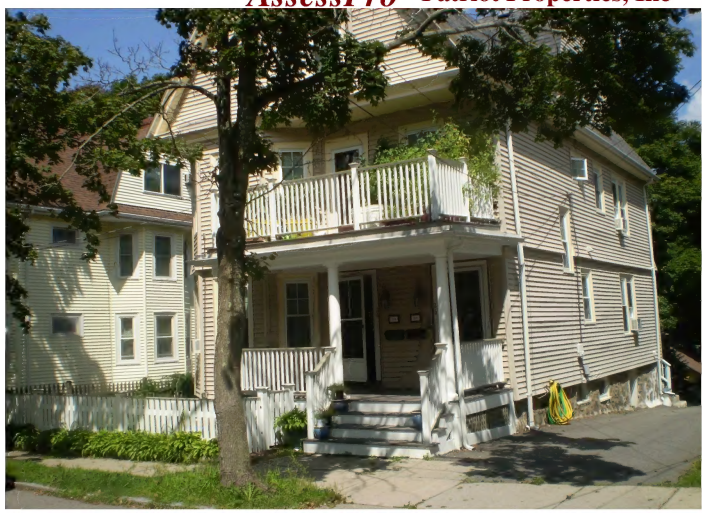
Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.A-0001-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc